

A by-law to amend By-law Number 0225-2007, as amended.

WHEREAS pursuant to section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the council of a local municipality may pass a zoning by-law;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by adding the following Exception Table:

4.2.4.62	Exception: R3-62	Map # 56	By-law:
In a R3-62 zone the permitted uses and applicable regulations shall be as specified for a R3 zone except that the following uses/regulations shall apply:			
Regulations			
4.2.4.62.1	Minimum lot area - interior lot		410 m ²
4.2.4.62.2	Minimum lot area - corner lot		440 m ²
4.2.4.62.3	Minimum lot frontage - corner lot		16.0 m
4.2.4.62.4	Maximum lot coverage		50%
4.2.4.62.5	Minimum front yard - interior lot/corner lot		4.0 m
4.2.4.62.6	Minimum setback to garage face - interior lot/corner lot		6.0 m
4.2.4.62.7	Minimum exterior side yard		3.0 m
4.2.4.62.8	Minimum interior side yard - interior lot		1.2 m on one side and 0.6 m on the other side
4.2.4.62.9	Minimum rear yard - interior lot		6.0 m
4.2.4.62.10	Maximum height		11.0 m
4.2.4.62.11	Minimum landscaped soft area in the yard containing the driveway		35% of the front yard and/or exterior side yard

2. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:


4.2.5.68	Exception: R4-68	Map # 56	By-law:
In a R4-68 zone the permitted uses and applicable regulations shall be as specified for a R4 zone except that the following uses/regulations shall apply:			
Regulations			
4.2.5.68.1	Minimum lot area - interior lot		330 m ²
4.2.5.68.2	Minimum lot area - corner lot		360 m ²
4.2.5.68.3	Minimum lot frontage - corner lot		13.5 m
4.2.5.68.4	Maximum lot coverage		50%
4.2.5.68.5	Minimum front yard - interior lot/corner lot		4.0 m
4.2.5.68.6	Minimum setback to garage face - interior lot/corner lot		6.0 m
4.2.5.68.7	Minimum exterior side yard		3.0 m
4.2.5.68.8	Minimum rear yard - interior lot/corner lot		6.0 m
4.2.5.68.9	Maximum height		11.0 m
4.2.5.68.10	Minimum landscaped soft area in the yard containing the driveway		34% of the front yard and/or exterior side yard

3. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

4.2.6.51	Exception: R5-51	Map # 56	By-law:
In a R5-51 zone the permitted uses and applicable regulations shall be as specified for a R5 zone except that the following uses/regulations shall apply:			
Regulations			
4.2.6.51.1	Minimum lot area - corner lot		340 m ²
4.2.6.51.2	Minimum lot frontage - corner lot		12.7 m
4.2.6.51.3	Maximum lot coverage		50%
4.2.6.51.4	Minimum front yard - interior lot/corner lot		4.0 m
4.2.6.51.5	Minimum setback to garage face - interior lot/corner lot		6.0 m
4.2.6.51.6	Minimum exterior side yard		3.0 m
4.2.6.51.7	Minimum interior side yard - interior lot		1.2 m on one side and 0.6 m on the other side
4.2.6.51.8	Minimum rear yard - interior lot/corner lot		6.0 m
4.2.6.51.9	Maximum height		11.0 m

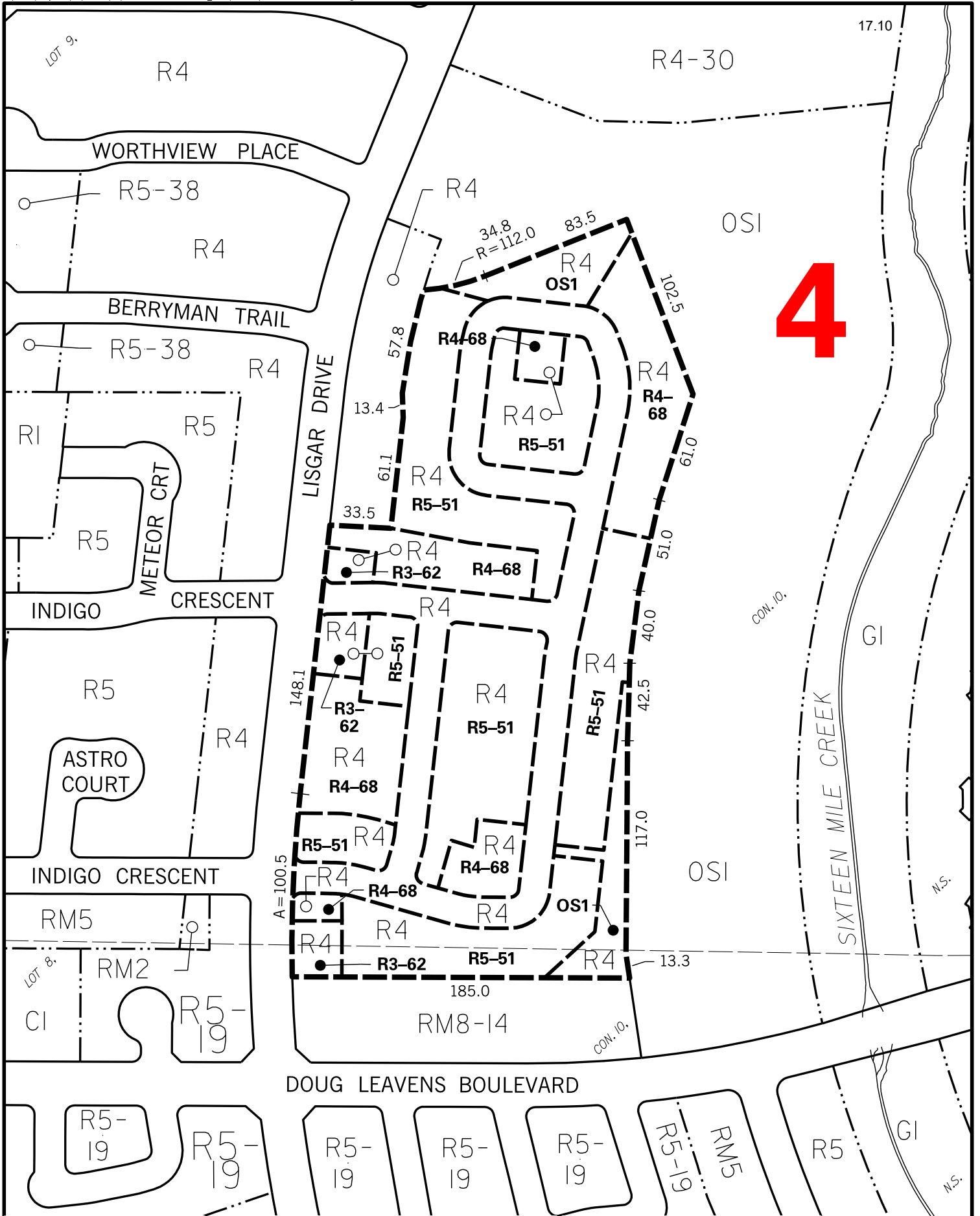
- 4. Map Number 56 of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from "R4" to "R3-62", "R4-68", "R5-51" and "OS1", the zoning of Part of Lots 8 and 9, Concession 10, New Survey, in the City of Mississauga, PROVIDED HOWEVER THAT the "R3-62", "R4-68", "R5-51" and "OS1" zoning shall only apply to the lands which are shown on the attached Schedule "A", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "R3-62", "R4-68", "R5-51" and "OS1" zoning indicated thereon.

ENACTED and PASSED this _____ day of _____, 2024.

Approved by Legal Services City Solicitor City of Mississauga

Katie Pfaff
Date: November 28, 2024
File: CD.OZ-24.06

MAYOR

CLERK



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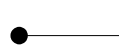
AREA SUBJECT TO REZONING

1,2,3,4

PARKING PRECINCT



ARROW FOR EXISTING ZONING



ARROW FOR PROPOSED ZONING

THIS IS SCHEDULE "A" TO
BY-LAW _____

This is not a Plan of Survey. For accurate boundary information refer to Plan 43M-1052 and Plan 43M-1066.

CITY OF MISSISSAUGA

APPENDIX "A" TO BY-LAW NUMBER _____

Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to permit a residential development consisting of 124 detached dwellings and a public park which will allow expansion and improved connectivity to Lisgar Fields Community Park.

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "R4" (Detached Dwellings - Typical Lots) to "R3-62" (Detached Dwellings - Typical Lots - Exception), "R4-68" (Detached Dwellings - Typical Lots - Exception), "R5-51" (Detached Dwellings - Typical Lots - Exception) and "OS1" (Open Space - Community Park).

"R4" zone permits detached dwellings on typical lots.

"R3-62" permits five detached dwellings on typical lots, subject to regulations with respect to lot frontage, lot coverage, setbacks and landscaped area and also the R3 infill residential exception regulations.

"R4-68" permits 37 detached dwellings on typical lots, subject to regulations with respect to lot frontage, lot coverage, setbacks and landscaped area.

"R5-51" permits 82 detached dwellings on typical lots, subject to regulations with respect to lot frontage, lot coverage, setbacks and landscaped area.

"OS1" permits passive and active recreational uses and stormwater management facility.

Location of Lands Affected

East side of Lisgar Drive, north of Doug Leavens Boulevard, in the City of Mississauga, as shown on the attached Map designated as Schedule "A".

Further information regarding this By-law may be obtained from Emma Bunting of the City Planning and Building Department at 905-615-3200 ext. 5759.

[http://teamsites.mississauga.ca/sites/18/Bylaws/OZ 24-5 W10 \(Bill 109\).by-law.em.tj.jmcc.docx](http://teamsites.mississauga.ca/sites/18/Bylaws/OZ 24-5 W10 (Bill 109).by-law.em.tj.jmcc.docx)